

\$559,900 - 1903 56 Avenue, Lloydminster

MLS® #A2143182

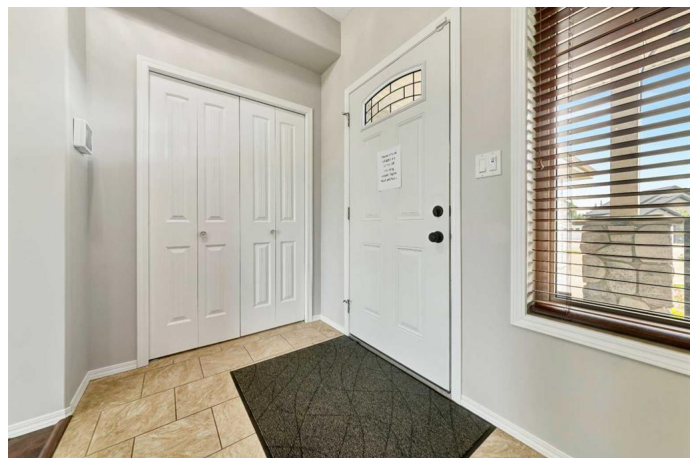
\$559,900

4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.21 Acres

College Park, Lloydminster, Alberta

Welcome to 1903 56 Avenue in the College Park neighborhood of Lloydminster, AB! This stunning two-storey home boasts over 1900 sq. ft. of luxurious living space. The main floor features a spacious living room with a gas-fired fireplace and a dining room, perfect for entertaining, complemented by a convenient 2-piece guest bathroom. The kitchen is a chef's dream with ample cabinet space, quartz countertops, a custom hood fan, and a gas burner commercial-grade stove with a grill. A walk-in pantry and main floor laundry add convenience, while the dining room opens to a landscaped yard with artificial grass and a natural gas BBQ line—ideal for outdoor gatherings. You'll find three bedrooms upstairs, including a luxury primary suite with a 6-piece ensuite featuring a corner jetted tub and a sauna steam shower. The walk-in closet offers plenty of storage space. The basement is fully finished with a family room featuring a gas fireplace, wired for sound, additional storage, a bedroom, and another full bathroom, providing ample space for all your needs. This property also features a triple-heated attached garage with an overhead compressor, ensuring your vehicles are comfortable year-round. Enjoy the low-maintenance yard with underground sprinklers and the prime location, which is backed onto a bike path and has easy access to outdoor activities. You'll find schools and parks within walking distance, making this home beautiful and ideally situated for a



vibrant lifestyle. Take advantage of this exceptional opportunity to own a truly remarkable home in Lloydminster. 3D Virtual Tour Available!

Built in 2012

Essential Information

MLS® #	A2143182
Price	\$559,900
Sold Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	0.21
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1903 56 Avenue
Subdivision	College Park
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 3M4

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound
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Appliances	Central Air Conditioner, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 16th, 2024
Days on Market	18
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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